| 058.0 | 0001 | 0006.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 728,300 / 728,300 |
| | | | | | USE VALUE: | 728,300 / 728,300 |
| | | | | | ASSESSED: | 728,300 / 728,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 10 | | SUNSET RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LINKER BETH SPANIER & |
| Owner 2: | HAMILTON KELLY K |
| Owner 3: | |
| Street 1: | 10 SUNSET RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | STANTON JOHN/TOMSYCK PATRICIA - |
| Owner 2: | TRS/ 10 SUNSET RD TRUST - |
| Street 1: | 10 SUNSET RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 1622 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4771.000 | 334,100 | | 394,200 | 728,300 |
| Total Card | 0.110 | 334,100 | | 394,200 | 728,300 |
| Total Parcel | 0.110 | 334,100 | | 394,200 | 728,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.01 | /Parcel: 449.01

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 38113

**GIS Ref**

**GIS Ref**

**Insp Date** 09/15/18

!4936!

## PREVIOUS ASSESSMENT

Parcel ID 058.0-0001-0006.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 334,100 | 0 | 4,771. | 394,200 | 728,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 324,500 | 0 | 4,771. | 394,200 | 718,700 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 324,500 | 0 | 4,771. | 394,200 | 718,700 | 718,700 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 248,400 | 0 | 4,771. | 388,600 | 637,000 | 637,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 248,400 | 0 | 4,771. | 298,500 | 546,900 | 546,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 248,400 | 0 | 4,771. | 281,600 | 530,000 | 530,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 248,400 | 0 | 4,771. | 259,000 | 507,400 | 507,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 235,000 | 0 | 4,771. | 242,100 | 477,100 | 477,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 01:23:22 |

**LAST REV**

| Date | Time |
|---|---|
| 10/02/18 | 15:49:12 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4936

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| STANTON JOHN/TO | 62921-70 | | 11/13/2013 | | 552,000 | No | No | | |
| STANTON JOHN JA | 52365-73 | | 3/9/2009 | Family | 10 | No | No | | |
| | 9570-48 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/2/2005 | 308 | Re-Roof | 7,400 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/15/2018 | MEAS&NOTICE | HS | Hanne S |
| 11/19/2008 | Meas/Inspect | 345 | PATRIOT |
| 1/7/2000 | Mailer Sent | | |
| 1/7/2000 | Meas/Inspect | 277 | PATRIOT |
| 7/28/1993 | | TH | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 38113 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4771 | | Sq. Ft. | Site | | 0 | 70. | 1.18 | 6 | | | | | | | | | 394,191 | | | | | | 394,200 | |

Total AC/HA: 0.10953 | Total SF/SM: 4771 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 394,191 | Spl Credit | Total: 394,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 30 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.29734898 |
| Const Adj.: | 0.98294199 |
| Adj $ / SQ: | 172.155 |
| Other Features: | 88750 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 410485 |
| Depreciation: | 76350 |
| Depreciated Total: | 334134 |

## COMMENTS

SCUTTLE.. LEDGE IN BMT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

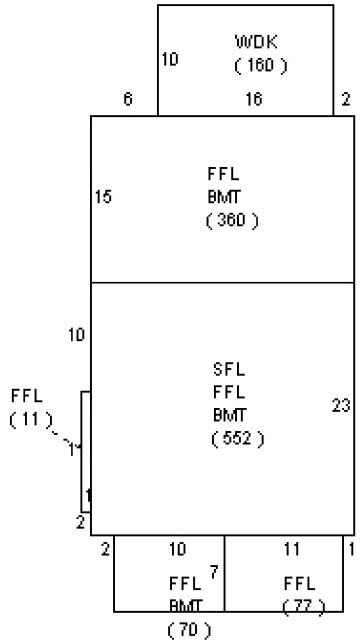
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 3 | M |
| Totals | | | |
| 1 | 9 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 172.15 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 130.10 |
| Final Total: | 334100 | Val/Su SzAd | 205.98 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,070 | 172.150 | 184,205 |
| BMT | Basement | 786 | 51.650 | 40,573 |
| SFL | Second Floor | 552 | 172.150 | 95,029 |
| WDK | Deck | 160 | 12.040 | 1,927 |

| Net Sketched Area: | 2,568 | Total: | 321,734 |
|---|---|---|---|
| Size Ad | 1622 | Gross Area | 2764 | FinArea | 1622 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 80 | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

058.0-0001-0006.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc